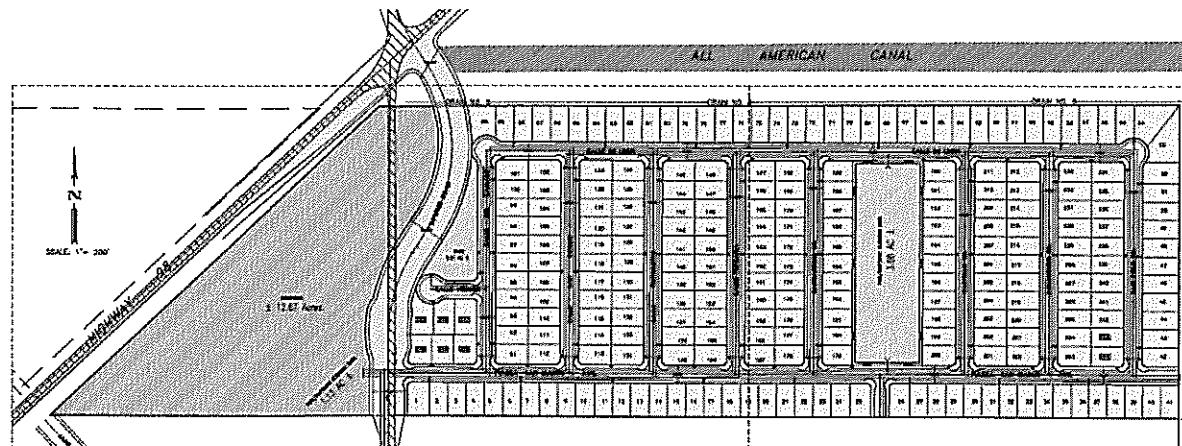


**Mitigation Monitoring Program
Revision 1.0**

SCH #200 5021128

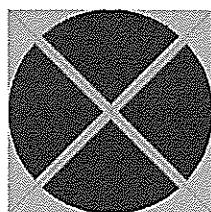
**Venezia Annexation, General Plan Amendment,
Zone Change & Tentative Tract Map
Case No. UA2003-73**



Prepared by:
City of Calexico
608 Heber Ave
Calexico, CA 92231

Applicant:
Westmount Properties LLC

Prepared for:
Development Design & Engineering
1122 State Street, Suite D
El Centro, CA 92243
(760) 353-8110
www.dde-inc.net



November 2005
Volume III

I. Introduction	2
A. DESCRIPTION OF PROPOSED VENEZIA PROJECT.....	2
B. MITIGATION MATRIX	3
C. MITIGATION MONITORING PROCEDURES.....	3
1. In-Field Monitoring.....	3
2. Coordination with Contractors.....	4
3. Recognized Experts.....	4
4. Arbitration/Dispute Resolution	4
5. Enforcement.....	4

II. Project Profile

III. Mitigation Monitoring Program Checklist

I. Introduction

Pursuant to Section 21081.6 of the Public Resources Code and the CEQA Guidelines Section 15097, public agencies are required to adopt a monitoring or reporting program to assure that the mitigation measures and revisions identified in the Initial Study/Mitigated Negative Declaration (IS/MND) are implemented. As stated in Section 21081.6 of the Public Resources Code:

"... the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment."

Pursuant to Section 21081 (a) of the Public Resources Code, findings must be adopted by the decision maker coincidental to certification of the IS/MND. The Mitigation Monitoring Program must be adopted when making the findings (at the time of approval of the project). As defined in the CEQA Guidelines, Section 15097, "reporting" is suited to projects that have readily measurable or quantitative measures or which already involve regular review. "Monitoring" is suited to projects with complex mitigation measures, such as wetland restoration or archaeological protection, which may exceed the expertise of the local agency to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance. Both reporting and monitoring would be applicable to the Proposed Project.

The IS/MND prepared for the Venezia Project (SCH # 2005021128), provided an analysis of the environmental effects resulting from construction and operation of the project. A thorough scientific and engineering evaluation of each alternative was undertaken in compliance with the California Environmental Quality Act (CEQA), including the identification of measures designed to avoid or substantially reduce the potential adverse effects of each alternative.

A. DESCRIPTION OF PROPOSED VENEZIA PROJECT

The Proposed Project entails the development of approximately 78.31 acres of vacant land into new residential and new commercial development. The community is planned to offer 249 Single Family homes (6,000 square foot lots) and a community park on 3.68 acres. The proposed density would be 5.6 dwelling units per acre. The commercial component consists of 12.67 acres for development with a 1.13 acre retention basin.

At its buildout the project could result in approximately 1,000 new residents in the City of Calexico. The project is planned as a low-medium density development that will include a park facility with pedestrian/bicycle friendly amenities.

To the north of the project area is the All American Canal, Highway 98 and then industrial land. To the northwest of the project area, construction of the "Bravo Rodilles" single family homes is underway. Immediately west of the project is

Highway 98, farmland, and some new residential homes within the Tierra Santa Subdivision. To the south and east of the project is farmland that is currently under cultivation but is planned as CM Ranch subdivision.

Primary water delivery canals and drainage canals for agricultural land are found on the outer boundaries of the project area. The project area itself is utilized as farmland.

B. MITIGATION MATRIX

In order to sufficiently track and document the status of mitigation measures, a mitigation matrix has been prepared and includes the following components:

- Mitigation measure number
- Mitigation measure (text)
- Implementation Action
- Monitoring Method
- Responsible Monitoring Party
- Monitoring Phase
- Verification/Approval Party
- Mitigation Measure Implemented? (Y/N, and date)
- Documentation Location (Monitoring Record)

Mitigation measure timing of verification has been apportioned into several specific timing increments. Of these, the most common are:

1. Prior to issuance of grading permit
2. Prior to issuance of building permit(s)
3. During construction
4. Prior to issuance of certificate of use and occupancy

C. MITIGATION MONITORING PROCEDURES

The City of Calexico and Imperial County LAFCo are the designated lead agencies for the Venezia Subdivision Mitigation Monitoring and Reporting Program. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by the monitors (e.g. archaeologist, biologists, etc.) as accurate and up-to-date, and will field check mitigation measure status as required.

1. In-Field Monitoring

Project monitors shall exercise caution and professional practices at all times when monitoring construction. Protective wear (hard hats, glasses, etc.) shall be worn at all times in construction areas. Injuries shall be reported immediately to the mitigation monitor.

2. Coordination with Contractors

The construction manager/superintendent is responsible for coordination of contractors, and is also responsible for contractor completion of required measures in accordance with the provisions of this program.

3. Recognized Experts

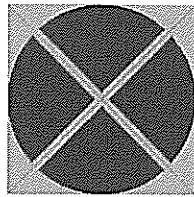
The use of recognized experts as a component of the monitoring team is required to ensure compliance with scientific and engineering based mitigation measures. While the mitigation monitoring team recognized experts assess compliance with required mitigation measures, consultation with the City of Calexico planning staff shall take place in the event of a dispute.

4. Arbitration/Dispute Resolution

If the mitigation monitor has identified an action which, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought to the attention of the City of Calexico for resolution. If the problem cannot be satisfactorily resolved by City staff, it will be brought before the Planning Director or designee for resolution. The City will have the authority to issue stop work orders until the dispute is resolved.

5. Enforcement

Agencies may enforce conditions of approval through their existing police power, using stop work orders, fines, infraction citations, loss of entitlements, refusal to issue building permits or certificates of use and occupancy or, in some cases, notice of violation for tax purposes. Criminal misdemeanor sanctions could be available where the agency has adopted an ordinance requiring compliance with the monitoring program, similar to the provision in many zoning ordinances which affirm the enforcement power to bring suit against violators of the ordinances provisions.



DEVELOPMENT DESIGN & ENGINEERING, INC.

PLANNING • CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

Venezia Project Profile

December 15, 2005

Client: Westmount Properties LLC
Engineer: Development, Design, & Engineering Inc.
Planner: Development, Design, & Engineering Inc.
Location: SW corner of Bowker Rd & American Canal (S. of Hwy. 98) + SE corner of Bowker Rd & the American Canal
Project Size: 78.31 Acres
APN: 059-180-31-01

Project Land Use Breakdown:

The project is planned as a tentative tract map with the proposed land uses:

<u>Land Use</u>	<u>No. of lots</u>	<u>Acres</u>
▪ Single Family Homes (6000 s.f. min.):	249	40.01 +/- acres
▪ Park Facilities and retention basin:	1	3.68 +/- acres
▪ Mini-park:	1	.81 +/- acres
▪ Commercial:	1	12.67 +/- acres
▪ Commercial retention basin:	1	1.13 +/- acres

Jurisdictions:

- 1) City of Calexico
- 2) Imperial County Local Agency Formation Commission (LAFCo)

Agency Approval:

- 1) Calexico School District
- 2) California Department of Transportation (CALTRANS)
- 3) Imperial County Air Pollution Control District (ICAPCD)
- 4) California Fish and Game (CF&G)

Applications:

- 1) Annexation - LAFCo
- 2) General Plan Amendment - City
- 3) Zone Change – City
- 4) Tentative Map – City
- 5) Environmental Assessment

Environmental Studies:

- 1) Burrowing Owl
- 2) Noise
- 3) Traffic
- 4) Soils
- 5) Geotechnical
- 6) Fiscal Analysis

Approximate Estimation for Single Family Home Price Ranges:

- \$300,000 to \$380,000

Project Summary:

Approximately 78 acres of undeveloped farmland located within Imperial County have been acquired for a new subdivision development. The project land uses are planned for single family residential east of Bowker Road and commercial development west of Bowker Road. The project is a proposed within the City of Calexico's existing sphere of influence.

Venezia Mitigation Monitoring Program Checklist

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
AESTHETICS								
AES 1	All outdoor recreational light fixtures, including but not limited to illuminated signage, decorative building, or landscape lighting, and parking lot lighting within commercial and residential zones, shall be turned off between the houses of eleven p.m. and sunrise, except when used for security purposes, illumination of roadways, sidewalks, and similar safety-related applications. Automatic timing devices shall be integrated into all new or modified lighting systems to turn off lights at eleven p.m.	A lighting plan shall be submitted for approval	Plan review and site inspection after each phase	Applicant and/or property owner	Prior to Occupancy of 98th unit and during the lifetime of the project	City Development Services		City of Calexico Planning Department
AIR QUALITY								
AQ 1	Link cul-de-sacs and dead end streets to encourage pedestrian and bicycle travel.	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to recordation of the final map	City Engineering Department		City of Calexico Planning Department
AQ 2	Allocate easements or land dedication for bikeways and pedestrian walkways.	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to recordation of the final map	City Engineering Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
AQ 3	Provide continuous sidewalks separated from the roadway by landscaping on street parking. Adequate lighting for sidewalks must be provided along with crosswalks at intersections.	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to recordation of the final map	City Engineering Department		City of Calexico Planning Department
AQ 4	Provide transit turnout with direct pedestrian access.	Design to be shown in the Improvement Plans and Final Map	During improvement plan review	Applicant and/or property owner	Prior to recordation of final map	City Engineering Department		City of Calexico Planning Department
AQ 5	An additional 10% more trees shall be planted on Calle Vernier and Bowker Road.	Improvements to be shown in the Landscape Plans	Site Inspection	Applicant and/or property owner	Prior to occupancy of last unit of the subdivision or 249th unit	City Planning Department		City of Calexico Planning Department
AQ 6	Outdoor power outlets shall be provided on at least 3 exterior sides of each home. Pedestrian safety signs shall be posted near crossings and all intersections shall provide cross walks.	Improvements to be shown in the Building Plans	Building plan review	Applicant and/or property owner	Prior to issuance of building permit	City Development Services		City of Calexico Planning Department
AQ 7	Improvements to be shown in the Improvement Plans	During review of improvement plans & site inspection	Applicant and/or property owner	Prior to recordation of final map	City Engineering Department			City of Calexico Planning Department
AQ 8	Use double-painted windows.	Improvements to be shown in the Building Plans	During site inspection	Applicant and/or property owner	Prior to occupancy of each unit	City Development Services		City of Calexico Planning Department
AQ 9	Use Low energy street lighting (i.e. sodium).	Improvements to be shown in the Improvement Plans	During review of improvement plans & site inspection	Applicant and/or property owner	Prior to recordation of final map	City Engineering Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.

- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
AQ 10	Maintain all construction equipment in proper tune according to manufacturer's Specifications.	Contractor to administer this BMP on site.	Site Inspection	Applicant and/or property owner	During Construction	Imperial County APCD		City of Calexico Planning Department
AQ 11	Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version for use off-road)	Contractor to administer this BMP on site.	Site inspection	Applicant and/or property owner	During all construction activities	Imperial County APCD		City of Calexico Planning Department
AQ 12	Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy duty diesel engines	Contractor to administer this BMP on site.	Site inspection	Applicant and/or property owner	During all construction activities	Imperial County APCD		City of Calexico Planning Department
AQ 13	Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices.	Contractor to administer this BMP on site.	Site inspection	Applicant and/or property owner	During all construction activities	Imperial County APCD		City of Calexico Planning Department
AQ 14	The following standard	Contractor to	Site inspection	Applicant	During all	Imperial County		City of Calexico

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	migration measures shall be implemented into the construction of the project to minimize the impacts from development for Fugitive PM10 Control: 1) The entire site shall be pre-watered for 48 hours prior to clearing and grubbing; 2) Reduce the amount of the disturbed area where possible; 3) Water at least twice daily or otherwise stabilize all active construction areas; 4) All dirt stock-pile areas should be sprayed daily as needed; 5) Pave, apply water three-times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; 6) Haul trucks shall cover loads or maintain at least 6" of freeboard when traveling on public roads; 7) Pre-moisten, prior to transport, import and export materials that have a silt content of 5% or	administer this BMP on site.		and/or property owner	construction activities	APCD		Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	City of Calexico Planning Department greater. Water all materials with a silt content of 5% or greater with a spray bar or cover trucks hauling dirt, sand, or loose materials. Empty trucks and trucks carrying asphalt material are excluded from this requirement; and 8) Sweep streets at the end of each day if visible soil material is carried onto streets, or wash off truck and equipment leaving the site.							
AQ 15	The following discretionary mitigation measures shall be implemented into the construction of the project to minimize the impacts from development for Fugitive PM10 Control: 1) Use of water trucks or sprinkler system in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 mph the operators shall increase watering frequency; 2) Apply		Contractor to administer this BMP on site.	Applicant and/or property owner	Site inspection	During all construction activities	City Planning Department Imperial County APCD	City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days); 3) Apply non-toxic binders (e.g. latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas; 4) Plant vegetative ground cover in disturbed areas as soon as possible and where feasible; 5) Cover or apply water or chemical suppressants to form and maintain a crust on inactive storage piles; 6) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used; 7) Vehicle speed for all construction vehicles shall not exceed 15							

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.

- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	mph on any unpaved surface at the construction site; and 8) Install wheel washers, rumble gates, provide a gravel pad or pave the area where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.							
AQ 16	Wet scrubbers for commercial kitchens within 500-feet of residential uses. Gasoline stations shall not be located within 500-feet of a residential use unless appropriate mitigation measures are adopted.	Shall be noted on City applications and site plans.	Site & building plan review	Applicant and/or property owner	Prior to occupancy of commercial facility	City Planning Department Imperial County APCD		City of Calexico Planning Department
BIO 1	Initial construction should be avoided during the breeding season from February 1 to August 31 st	A Preconstruction survey will be conducted prior to any construction activity. The project site will be staked and monitored weekly by a CDF&G Certified Biologist.	Site Inspection	Applicant and/or property owner	Prior to Issuance of grading permit	City Planning Department California Dept. of Fish and Game		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BNP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
BIO 2	No construction is allowed within 160-feet of an active burrowing owl nest in the breeding season.	A Preconstruction survey will be conducted prior to any construction activity. The project site will be staked and monitored weekly by a CDF&G Certified Biologist.	Site inspection	Applicant and/or property owner	Prior to issuance of grading permit	City Planning Department California Dept. of Fish and Game		City of Calexico Planning Department
BIO 3	Any burrows that cannot be avoided should be mitigated at a 2:1 ratio with artificial burrows located in an adjacent protected area that provides a minimum 6.5 acres per pair or solitary owl.	Relocation of any owls shall be conducted by CDF&G certified biologist.	Site inspection	Applicant and/or property owner	Prior to issuance of grading permit	City Planning Department California Dept. of Fish and Game		City of Calexico Planning Department
BIO 4	All on-site burrows need to be evaluated by an experienced BUOW biologist and confirmed as not having any owls in them before being closed during the non-breeding season from September 1 to January 31 st .	A Preconstruction survey will be conducted prior to any construction activity. The project site will be staked and monitored weekly by a CDF&G Certified Biologist.	Site inspection	Applicant and/or property owner	Prior to issuance of grading permit	City Planning Department California Dept. of Fish and Game		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
BIO 5	With agency authorization, adult owls may be captured and translocated (active relocation) to an off-site permanently protected reserve where the adults would be temporarily held in breeding enclosures for 1-5 months and then released.	Relocation of any owls shall be conducted by CDF&G certified biologist.	Site inspection	Applicant and/or property owner	Prior to issuance of grading permit	City Planning Department California Dept. of Fish and Game		City of Calexico Planning Department
HWD 1	A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and kept on site during the entire construction of the development. A copy of the NOI with the Waste Discharge Identification Number (WDID) and a copy of the SWPPP shall be submitted to the Calexico Public Works Department	Contractor will maintain the SWPPP on site and will administer planned BMPs.	Site inspection	Applicant and/or property owner	Prior to issuance of grading permit or any construction activity	City Engineering Department		City of Calexico Planning Department
HWD 2	Post Construction BMPs shall be included throughout the project area: a. Drain inserts; b. Accessory parking lots and driveways shall be	Contractor will maintain the SWPPP on site and will administer planned BMPs.	Review of improvement plans and site inspections	Applicant and/or property owner	1. Prior to issuance of grading permit 2. Prior to issuance of building permit 3. Prior to	City Engineering Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
HWD 3	constructed and maintained with a pervious surface; c. the commercial retention/infiltration basin area shall be designed to include stormwater BMPs. d. All storm drains shall be signed with concrete stamp or other permanent sign with a brief statement that prohibits dumping of improper materials. e. All landscaping shall be designed to efficient irrigation standards.				4. During the lifetime of the project occupancy			
NOI 1	The project shall incorporate Best Management Practices (BMPs) into the project design and construction. In addition, the project will include a maintenance plan for project designed BMPs.	Contractor will maintain the SWPPP on site and will administer planned BMPs.	Site inspections	Applicant and/or property owner	Prior to issuance of grading permit or any construction activity	City Engineering Department		City of Calexico Planning Department
NOISE	Four foot high screen walls along Bowker Road, west of the residential area, north of Piazza San Marco.	Wall design to be submitted with improvement or building permit plans	Plan review and site inspection	Applicant and/or property owner	Prior to Occupancy for the 1 st unit	City Planning Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study

East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
NOI 2	Operation times should be limited to daytime hours.	Contractor shall monitor the schedule	Site inspections	Applicant and/or property owner	During grading and construction	City Planning Department		City of Calexico Planning Department
PS 1	Through impact fees established by the City and the Calexico School District, the project will be able to mitigate the impacts to less than significant. The developer and school district have agreed to \$4.88 per square foot. In areas such as impact to public services and traffic, impact fees will be applied to the project Applicant and/or property owner. Necessary additional infrastructure improvements such as new sewer/water lines, roadway widen and re-alignment, and signalized intersections shall be installed as required or the developer shall participate in a fair share contribution. All public upgrades, improvements, facilities, equipment, and new	A mitigation agreement shall be established between the developer and the school district.	Collection of fees	Applicant and/or property owner and the Calexico Unified School District	Prior to issuance of building permits	City Development Services City Planning Department City Engineering Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
REC 1	Mitigation would be the payment of a regional park impact fee in lieu of providing on site parks. The project includes a neighborhood park.	Parkland shall be dedicated and credit toward park fees will be considered if dedication is insufficient	Collection of fees	Applicant and/or property owner	Prior to issuance of building permit	City Development Services City Planning Department, City Parks & Recreation		City of Calexico Planning Department
TRANSPORTATION/TRAFFIC								
TRS 1	SR98, Meadows to Bowker, Cumulative - Widen to classification of a State Highway with 6 lanes (Alternatives 1 & 2)	Applicant to provide Fair Share Special Infrastructure fees of 3.4% to widen the Highway (2)	Collection of fees	City of Calexico	Prior to occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	City Development Services City Planning Department, City Engineering Department		City of Calexico Planning Department
TRS 2	Bowker, Cole to SR98 Direct - Widen to ultimate R/W with 4-lanes. (Alternatives 1 & 2)	Applicant to provide 100% of improvements with a reimbursement of 96% or Applicant to	Constructed by applicant.	City of Calexico	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	City Development Services, City Planning Department, City		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.

- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
		provide Fair Share Special Infrastructure fees of 3.4% to widen the Highway (2)				Engineering Department		
TRS 3	Bowker, Cole to SR98 Cumulative - Widen to ultimate R/W with 4-lanes. (Alternatives 1 & 2)	Applicant to provide Fair Share Special Infrastructure fees of 3.4% to widen the Highway (2)	Constructed by applicant.	City of Calexico	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	Development Services, City Planning Department, City Engineering Department		City of Calexico Planning Department
TRS 4	Bowker, South of SR98 Direct - Widen to ultimate R/W with 4-lanes. (Alternatives 1 & 2)	Applicant to provide 100% of improvements with a reimbursement of 96% or Applicant to provide Fair Share Special Infrastructure fees of 3.4% to widen the Highway (2)	Constructed by applicant.	City of Calexico	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	Development Services, City Planning Department, City Engineering Department		City of Calexico Planning Department
TRS 5	Bowker, South of SR98 Cumulative - Widen to ultimate R/W with 4-lanes. (Alternatives 1 & 2)	Applicant to provide Fair Share Special Infrastructure fees of 3.4% to widen the Highway (2)	Constructed by applicant.	City of Calexico	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	Development Services, City Planning Department, City		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

(1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.

(2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
TRS 6	Jade, SR 98 to Bowker Road Direct - Construct as a four lane street with a center two way left turn lane. (Alternatives 1 & 2)	Applicant to provide 100% of improvements with a reimbursement of 96% or Applicant to provide Fair Share Special Infrastructure fees of 3.4% to widen the Highway (2)	Constructed by applicant.	City of Calexico	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	City Development Services, City Planning Department, City Engineering Department		City of Calexico Planning Department
TRS 7	Jade, SR 98 to Bowker Road Cumulative - Construct as a four lane street with a center two way left turn lane. (Alternatives 1 & 2)	Applicant to provide Fair Share Special Infrastructure fees of 3.4% to widen the Highway (2)	Constructed by applicant.	City of Calexico	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	City Development Services, City Planning Department, City Engineering Department		City of Calexico Planning Department
Transportation Intersections (TI)								
TI 1	SR98@ Meadow/Andrade Cumulative - Add eastbound/westbound through lanes, northbound left, northbound right, and	Applicant to provide impact fees of 24% to intersection improvements.	Collection of Fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District
BMP – Best Management Practices

CALTRANS – California Department of Transportation
CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	southbound right. (Alternatives 1 & 2) No R/W is available for traffic lane addition. Other mitigating alternative would be to upgrade existing signal with overlapped SB right-turn signal phasings and improved timings							
TI 2	<u>SR98 @ E. Rivera</u> Short Term – Signalize (Alternatives 1 & 2)	Applicant to provide impact fees of 20% to intersection improvements.	Collection of Fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI 3	<u>SR98 @ E. Rivera</u> Cumulative - Signalize and add additional east/west through lanes. (Alternatives 1 & 2) In addition, add a second westbound left-turn lane.	Applicant to provide impact fees of 20% to intersection improvements.	Collection of fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI 4	<u>SR98 @ E. Rivera</u> Future - Add eastbound right	Applicant to provide impact fees of 20% to	Collection of fees		Prior to issuance of			City of Calexico Planning

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.

- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)	Department
TI 5	lane. (Alternatives 1 & 2)	intersection improvements.	City Engineering Department	building permit/certificate of occupancy of the city's current time schedule	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	City Engineering Department		City of Calexico Planning Department	
TI 6	<u>SR98 @ Jade</u> Direct - Signalize and construct south leg of the intersection with ultimate 4-lane configuration. (Alternatives 1 & 2).	Applicant to provide 100% of improvements with a reimbursement of 40% or Applicant to provide impact fees of 60% to intersection improvements.	Design to be shown in the Improvement Plans and Final Map	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department	
TI 7	<u>SR98 @ Jade</u> Short Term - Signalize & with ultimate 4-Jane configuration. (Alternatives 1 & 2).	Applicant to provide impact fees of 60% to intersection improvements.	Design to be shown in the Improvement Plans and Final Map	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department	

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.

- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	Lane configuration. (Alternatives 1 & 2).	Agreement.						
TI 8	SR98 @ Jade Future - Add eastbound right and westbound right, lanes. (Alternative 1)	Applicant to provide impact fees of 60% to intersection improvements.	Design to be shown in the Improvement Plans and Final Map	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI 9	SR98 @ Project Access Direct - Construct as one lane of ingress and one lane of egress, right turns only, stop controlled on the access approach (Alternative 1)	Subject to Caltrans' approval	Subject to Caltrans' approval	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI 10	SR98 @ Project Access Short Term - Construct as one lane of ingress and one lane of egress, right turns only, stop controlled on the access approach, with a eastbound deceleration lane (Alternative 1)	Subject to Caltrans' approval	Subject to Caltrans' approval	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI-11	SR98 @ Project Access	Subject to Caltrans'	Subject to Caltrans'	Applicant	Prior to issuance of	City		City of Calexico Planning

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)	Department
	Cumulative - Construct as one lane of ingress and one lane of egress, right turns only, stop controlled on the access approach, with a eastbound deceleration lane (Alternative 1)	approval	approval	and/or property owner	building permit/certificate of occupancy of the city's current time schedule	Engineering Department			
TI-12	SR98 @ Project Access Future - Construct as one lane of ingress and one lane of egress, right turns only, stop controlled on the access approach, with a eastbound deceleration lane	Subject to Caltrans' approval	Subject to Caltrans' approval	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department	
TI-13	SR98 @ Bowker Direct – Signalize and construct ultimate intersection lane configurations (Alternatives 1 & 2)	Applicant to provide impact fees of 3.4% to intersection improvements (2)	Collection of fees	City Engineering Department	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	City Engineering Department		City of Calexico Planning Department	
TI-14	SR98 @ Bowker Short Term – Signalize and construct ultimate	Applicant to provide impact fees of 3.4% to intersection improvements (2).	Collection of fees	City Engineering Department	Prior to issuance of building permit/certificate	City Engineering Department		City of Calexico Planning Department	

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.

- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	intersection lane configurations (Alternatives 1 & 2)				of occupancy of the city's current time schedule			
TI-15	Cumulative - Signalize and construct ultimate intersection lane configurations (Alternatives 1 & 2)	Applicant to provide impact fees of 3.4% to intersection improvements (2)	Collection of fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI-16	Future - Construct ultimate intersection lane configurations (Alternatives 1 & 2)	Applicant to provide impact fees of 3.4% to intersection improvements (2)	Collection of fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI-17	<u>Jade @ Project Access</u> Direct - Construct as one lane of ingress, one lane of egress, stop controlled on the access approach (Alternatives 1 & 2)	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to the Occupancy of the 120 th Units and 50 TSF of commercial or Equivalent Units (1)	City Engineering Department		City of Calexico Planning Department
TI-18	<u>Jade @ Project Access</u>							City of Calexico

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department	City Engineering Department		Planning Department
TI-19	Jade @ Project Access Future – Signalize (Alternatives 1 & 2)	Applicant to provide impact fees of 100% for traffic signal.	Collection of Fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI-20	Jade @ Bowker Direct - Construct south leg of the intersection as AWSC, eastbound (Alternatives 1 & 2)	Applicant to provide impact fees of 60% for intersection improvements.	Collection of Fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI-21	Jade @ Bowker Cumulative – Signalize (Alternatives 1 & 2)	Applicant to provide impact fees of 60% for intersection improvements.	Collection of Fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
TI-22	<u>Jade @ Bowker</u> Future – Signalize (Alternatives 1 & 2)	Applicant to provide impact fees of 60% for intersection improvements.	Collection of Fees	City Engineering Department	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI-23	<u>Bowker @ Project Access</u> Direct - Construct east and west legs of intersection and as all way stop controlled (Alternatives 1 & 2)	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI-24	<u>Bowker @ Project Access</u> Short Term - Construct east and west legs of intersection and as all way stop controlled (Alternative 1)	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
TI-25	<u>Bowker @ Project Access</u> Short Term - Construct east and west legs of intersection and as all way stop controlled	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to issuance of building permit/certificate	City Engineering Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.

City of Calexico
December 2005

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	(Alternative 2)				of occupancy of the city's current time schedule			
TI-26	Bowker @ Project Access Cumulative - Construct east and west legs of intersection, signalize (Alternatives 1 & 2)	Design to be shown in the Improvement Plans and Final Map	Final Map plan check review	Applicant and/or property owner	Prior to issuance of building permit/certificate of occupancy of the city's current time schedule	City Engineering Department		City of Calexico Planning Department
UTILITIES AND SERVICE SYSTEMS								
UTI 1	The project will contribute its fair share to the City for wastewater services in addition to providing new infrastructure to serve the project area. Mitigation measures shall be paid through impact fees.	Improvement Plans shall include all on-site and off-site improvement designs	Collection of fees or the Establishment of the CFD.	Applicant and/or property owner	Prior to issuance of building permit or Recordation of any Final Map as may be stated in the Conditions of Approval.	City Development Services City Planning Department City Utilities Services /Engineering Department		City of Calexico Planning Department

APCD – [Imperial County] Air Pollution Control District

BMP – Best Management Practices

CALTRANS – California Department of Transportation

CDF&G – California Department of Fish & Game

SWPPP – Storm Water Pollution Prevention Plan

- (1) This capacity is for all of the south side of Hwy 98 development units with minor geometric modification of adding a turning lane at each leg of the Hwy 98 and Bowker Road Intersection subject to Caltrans approval.
- (2) See Project Report for Bowker Road Re-Alignment at Hwy 98 Corridor Improvement and Fair Share Cost Contribution Study East Calexico Area dated November 14, 2005.